



MANTONS

ESTATE AGENTS

3 Bedroom End Terraced for Sale - £340,000

Eaton Valley Road, Luton, Bedfordshire, LU2 0SN



KEY FEATURES:

- WELL APPOINTED SEMI DETACHED HOME
- NO UPPER CHAIN COMPLICATIONS
- THREE WELL PROPORTIONED BEDROOMS
- AMPLE POTENTIAL TO EXTEND (STP)
- BLOCK PAVED DRIVEWAY
- EASY ACCESS TO M1 & LUTON AIRPORT
- GAS CENTRAL HEATING VIA COMBI BOILER
- GENEROUS SIZE REAR GARDEN

Description

MANTONS ESTATE AGENTS are delighted to offer for sale this well presented three bedroom end of terrace home, available with no upper chain complications.

Situated on a generous plot, the property provides excellent potential to extend to the front, rear, or into the loft (subject to planning permission). This makes it an ideal choice for growing families or investors. The location is perfect for commuters, offering convenient access to Junction 10 of the M1, London Luton Airport & both Luton and Parkway Thameslink train stations. With a potential rental income of approximately £1,600 per month, this home also represents a fantastic buy-to-let opportunity or a great option for first-time buyers.

The ground floor comprises an entrance hall with stairs leading to the first floor, spacious living room that opens into the dining room & a fitted kitchen. Upstairs, there are three generously sized bedrooms & a family bathroom.

Additional features include double glazed windows & doors, gas central heating serviced by a combination boiler, cavity wall & loft insulation & a generous loft space with ladder access. The property also benefits from a paved driveway offering ample off-road parking & an East facing rear garden with a paved patio area, outside WC & two storage units.

For further information or to arrange a viewing of this impressive home, contact Mantons Estate Agents today.

Eaton Valley Road is ideally situated just a short stroll from the vibrant 'Round Green' area, offering a variety of convenience stores, food outlets, bus stops & a welcoming public house. The property benefits from excellent transport links, with London Luton Airport, Junction 10 of the M1 motorway & Thameslink train stations all within easy reach. For everyday essentials, an 'Asda' supermarket is just a short drive away. Families will appreciate the proximity to well-regarded schools, including Crawley Green Primary & Queen Elizabeth High School, both within walking distance, making this location perfect for convenience & accessibility.

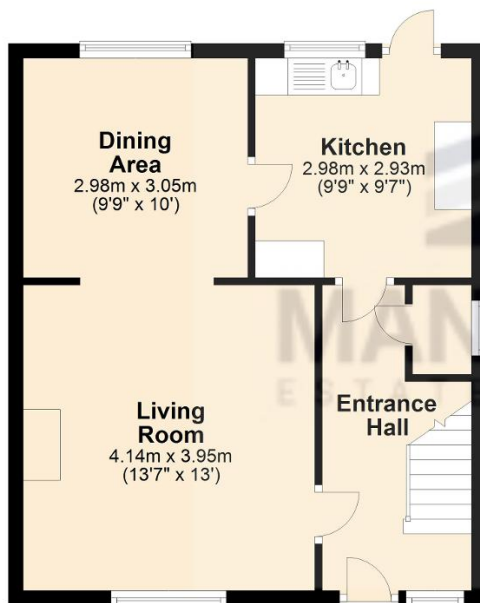
Additional Information

EPC Rating TBC. Council Tax Band B. 944 sqft (Approx).



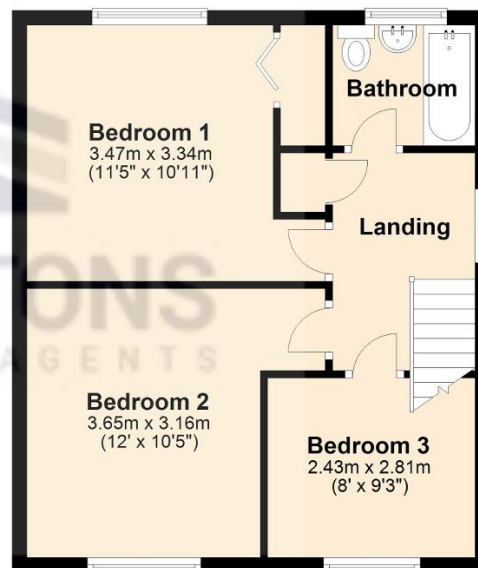
Ground Floor

Approx. 43.9 sq. metres (472.1 sq. feet)



First Floor

Approx. 43.9 sq. metres (472.5 sq. feet)



Total area: approx. 87.8 sq. metres (944.7 sq. feet)